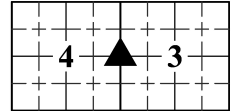


GREENE COUNTY CORNER PERPETUATION RECORD

Corner ID: Jackson_C13

Quarter Corner

Sections 3 & 4 - T06N - R03W, 2nd P.M.
Jackson Township, Greene County, Indiana



PERPETUATION RECORD

MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.)
3/4" rebar with yellow plastic cap inscribed "BLA FIRM 0030" found 2" above grade.

OTHER EVIDENCE: Describe corner location relative to nearby features and how to reach the corner location – note fences, roads, timber cutting lines, mow lines, clearings, plantings, streams, topo changes, etc.
The rebar is approximately 15 feet south of the centerline of an east/west old road bed.

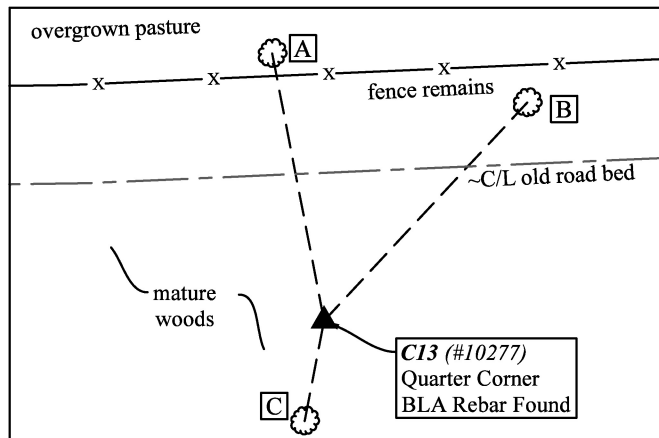
GEODETIC COORDINATES: (OSM #10277)

Northing	Easting	Datum
312919.65	890243.77	InGCS Greene Zone, US Survey Feet
1360929.50	3050850.80	NAD83(2011) IN West Zone, US Survey Feet

WITNESS MONUMENT TIES: Describe at least three witness objects.

ID	Bearing	Distance	Description
A	N 11° W	28.3'	Hack mark made over existing magnail found 9" above grade on the southwest side of a 17" dbh hickory with a beech growing out of its east side
B	N 43° E	31.0'	2" mag nail and 1-1/2" orange plastic disc set in hack mark 5" above grade on the southeast side of a 10" dbh double-hickory
C	S 11° W	10.6'	Hack mark made over existing magnail found 6" above grade on the east side of a 22" dbh hickory

MONUMENT LOCATION SKETCH: Attach a sketch or aerial image.



CORNER REPORT

THEORY OF LOCATION: Describe the theory of location for acceptance of this monument.

Greene County Surveyor W.W. Clogston set a stone at this corner in 1878. No trace of the stone or its accessories was found.

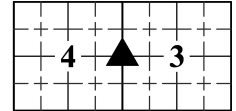
An old road bed was observed running east near the east/west half section line of Sections 3 & 4, beginning near the Center 1/4 corner of Section 4 (C11) and ending near the CE1/16 corner of Section 3 (C16). The old road is depicted on the 1879 Atlas of Greene County, on file at the Greene County Public Library as "IND REF 977.242 Atl" as extending to the CE1/16 corner of Section 3 (C16). On the 1957 quad map, the road only extends as far as the CW1/16 corner of Section 3 (C14). And on the 1935 plans for State Road 45, the road is shown as abandoned. We found no mention of the old road in the adjoining deeds. In many cases, old roads followed section lines.

GREENE COUNTY CORNER PERPETUATION RECORD

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In 1985, Edmund Farkas surveyed 375.29 acres in the north half of Sections 3 and 4. The Farkas survey included the property northwest and northeast of this corner, and was used as the basis for all of the lots in Blue Sky Addition to the north. Farkas did not establish this corner, but he did establish a 4966 foot portion of the east/west half section line of Sections 3 and 4. The centerline of the old road is depicted on the Farkas survey as approximately 8.5 feet south of the east/west half section line in the vicinity of this corner.

In 2010, Badger set the BLA rebar at a bearing-bearing intersection of a line from the west beginning at the Archer rebar at C11 and passing through an Archer rebar at C12 with a line from the north beginning at the rebar he accepted as monumenting A13 and passing through a wood post approximately 27 feet north of this corner. The Archer rebars at C11 and C12 were reported as being set in conjunction with the Farkas survey. The wood post is on the north side of the road and in line with east/west fence. The BLA rebar is 15 feet south of the centerline of the old road bed.

We did not accept the same monument as Badger at A13, he accepted a ½" rebar and we accepted a stone approximately 28 feet west. The different monuments at the north end of the line (A13) only introduce 0.25 feet of error to this corner because the wooden post is so close to the south end of the line. We question the reliance on the wood post because the parcels to the northwest and northeast share a common owner, as do the parcels to the southwest and southeast. This has been the case since at least the mid-1970s, but we did not review any older deeds. We found the rotted base of the wooden post 27 feet north of the corner and in line with wire fence remains to the east and west, but we did not find any trace of fence extending to the north or south from the post.

Proportionate measurement based on the 1878 Clogston survey between the stones found at the Northeast (A13) and Southeast (E13) corners of Section 4 results in a theoretical location for this corner that is 22.3 feet west and 30.1 feet north of the BLA rebar.

We accepted the BLA rebar as the corner by common report.

EXISTING SURVEY HISTORY: Include as much detail and history of the corner as known at the time of perpetuation.

ORIGINAL GOVERNMENT SURVEY:

Year Surveyed: 1811-1812 By: Arthur Henrie

Where filed or recorded: F_EV03P351

Original monument: Wooden Post

Bearing Trees or Witness Ties:	Bearing	Distance
12" Gum	South	13.2'

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: 3/5/1878 By: W.W. Clogston

Where filed or recorded: Legal Survey Book 3, page 66

Monument: Stone

Bearing Trees or Witness Ties:	Bearing	Distance
4" Black Walnut	S 45° E	35'
4" Black Oak	S 79.5° W	16.5'

OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

Date	Surveyor	Description	File Location
5/3/1849	Cressy, F.B.	Legal Survey in Section 4	LSB 1, pg 216
4/27/1851	Cressy, F.B.	Legal Survey in Section 3	LSB 2, pg 97
3/5/1878	Clogston, W.W.	Legal Survey in Section 4	LSB 3, pg 66
12/7/2010	Badger, Matthew G.	Woodyard Site in Sections 3, 4, & 10 (<i>origin of BLA rebar</i>)	2011-2908
3/3/2011	Sweetland, Edward J.	Location Control Route Survey, I69 Section 4, Segment 4, West Zone, Greene County	2011-0881

UNCERTAINTIES IN THE CORNER LOCATION DUE TO:

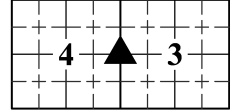
- Variances in the Monumentation: None noted.
- Discrepancies in the Documents: Based on the theoretical location for this corner determined proportionately from legal

GREENE COUNTY CORNER PERPETUATION RECORD

Corner ID: Jackson_C13

Quarter Corner

Sections 3 & 4 - T06N - R03W, 2nd P.M.
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survey distances, there are 22 feet of east/west uncertainty and 30 feet of north/south uncertainty.

- Inconsistencies in the lines of Occupation: 15 feet based on the old road bed.
- Theoretical Uncertainty (Random Errors in Measurement): The Relative Positional Accuracy of this survey is within the specifications for an Indiana Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.

PHOTO IDENTIFIED: Photograph close up photo of monument and a vicinity photo of the monument.



Photo Orientation & Description: BLA rebar at C13



Photo Orientation & Description: Looking south at C13

FIELD PERSONNEL:

Field Date: 2/15/2022 By: Rachel Oser and Phillip Oser Project : Oser Surveying & Mapping LLC Job# 10226B Corner Perpetuation Survey for Jackson Township Sections 03, 04, 09 & 10, Township 6 North, Range 3 West

BASIS OF GEODETIC COORDINATES: The basis of bearings is the Indiana Geospatial Coordinate System's (InGCS) "Greene" zone NAD 83 (2011) epoch 2010.00, NAVD 88, geoid18_conus.db3, reported in US Survey Feet and decimal parts thereof. The zone was developed to minimize the differences between ground measured horizontal distances and the corresponding grid coordinate (map) distances within the county. Coordinates are also reported in Grid North System NAD83(2011)/Indiana West NAVD 88, Epoch 2010.0000, geoid18_conus.db3, US Survey Feet. Coordinates were established using the Javad GNSS Data Online Processing Service (DPOS) to post-process static observations collected with a Javad Triumph 3 base. Positional values of other points listed herein were determined either from static GNSS (Javad Triumph LS Rover), RTK GNSS (Javad Triumph LS Rover) or radially with a conventional total station (Nikon Nivo) from points established by RTK GNSS. Distances to witness ties were measured with a 100-foot steel tape. Bearings to witness ties were collected with the internal magnetic compass of the Javad Triumph LS and were automatically adjusted to InGCS Greene Zone Grid North. Bearings to witness ties are approximately shown hereon for reference. Priority should be given to provided distances over bearings.

CERTIFICATION:

Rachel Oser
Indiana Professional Surveyor 21100022
Oser Surveying & Mapping LLC
4632 E Rocky Road, Bloomfield, IN 47424
(812) 320-2694 • Rachel@OserSurveying.com

Date: 2/25/2022



This document is not complete without the associated plat and report of even date.